



Guildford Croft, Birmingham

burchell
edwards



Property Description

Burchell Edwards are delighted to bring to market this three bedroom end terrace home, sat in a cul-de-sac location in the Chelmsley Wood area of Birmingham (B37).

Sold with no upward chain, this extended home has gardens to both the front and rear, an entrance porch and off-road parking with a garage to the rear.

With an open plan kitchen diner, a lounge, utility and three good sized bedrooms this home is spacious throughout and will make a superb first time buy or an investment opportunity.

This area is extremely popular sat near many local shops and amenities, as well as offering great school catchments, superb transport links and easy access to Birmingham Airport.

With the additional benefit of double glazing throughout, we would recommend an early viewing to be essential in order to appreciate the space and accommodation available.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to

know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Double glazed doors to front elevation and door into:

Lounge

15' 8" max x 15' 5" max (4.78m max x 4.70m max)
Double glazed window to front elevation and laminate flooring.

Dining Area

17' 3" x 7' 2" (5.26m x 2.18m)
Double glazed window to rear elevation, door to utility room and laminate flooring.

Kitchen Area

11' 6" x 8' 5" (3.51m x 2.57m)
A range of wall and base units with work surface over incorporating a sink with drainer unit, tiling to splash prone areas, vinyl flooring, space for appliances.

Utility Room

6' 1" x 7' 2" (1.85m x 2.18m)
Double glazed window and patio doors to rear elevation, vinyl flooring.

Landing

Carpet.

Bedroom One

15' 2" x 9' 8" (4.62m x 2.95m)
Double glazed window to rear elevation, central heating radiator.

Bedroom Two

6' 10" x 11' 2" (2.08m x 3.40m)
Double glazed window to front elevation, central heating radiator.

Bedroom Three

12' 2" x 9' 8" (3.71m x 2.95m)
Double glazed window to rear elevation, fitted wardrobes and carpet.

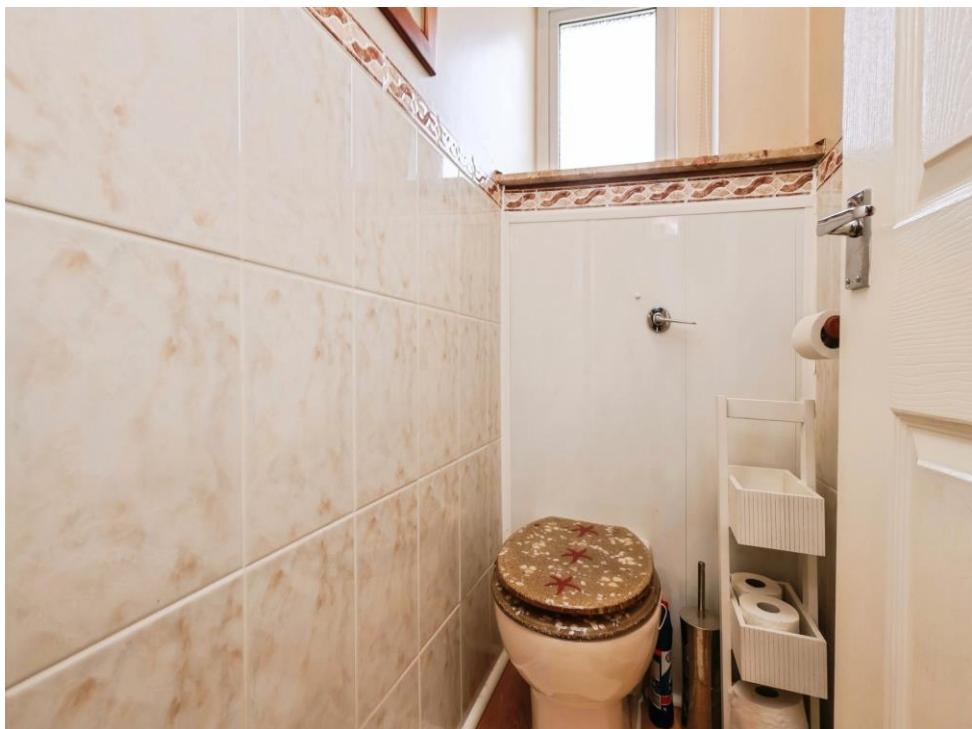
Shower Room

Double glazed window to rear elevation, wash hand basin, shower cubicle, tiling to splash prone areas.

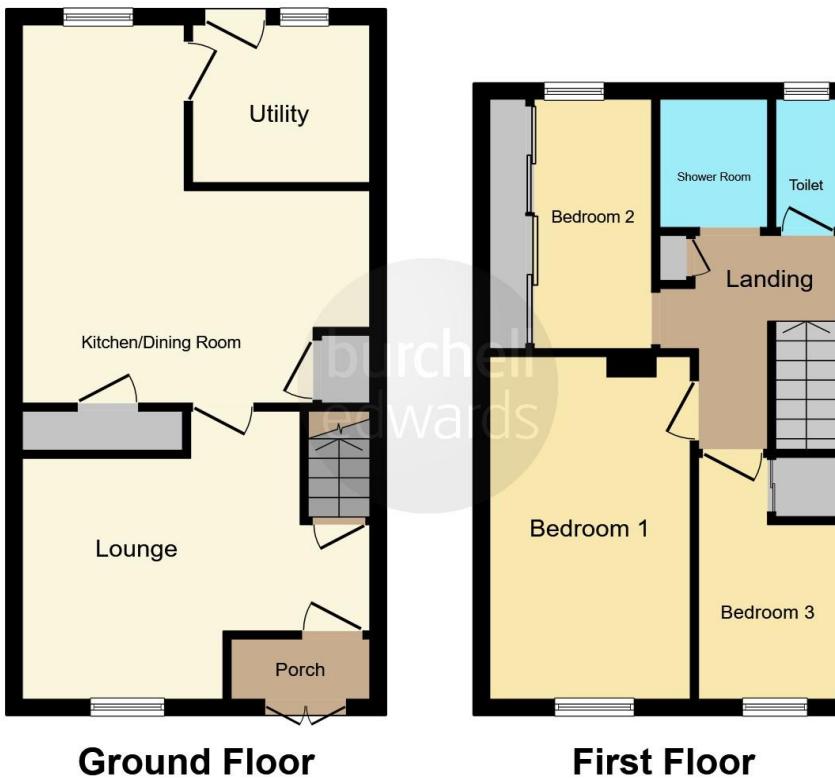
Separate W.C

Window, W.C and laminate flooring.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210694



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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